

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

508 Gregory Street, Soldiers Hill Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$675,000 & \$735,000

Median sale price

Median price \$520,000 Property Type House Suburb Soldiers Hill

Period - From 05/11/2020 to 04/11/2021 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1015 Ligar St BALLARAT NORTH 3350	\$712,000	19/07/2021
2	704a Neill St SOLDIERS HILL 3350	\$702,500	24/07/2021
3	323 Neill St SOLDIERS HILL 3350	\$675,000	19/09/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

05/11/2021 18:08



4 3 3

Rooms: 6
Property Type: House (Previously Occupied - Detached)
Land Size: 556 sqm approx
Agent Comments

Indicative Selling Price
\$675,000 - \$735,000
Median House Price
05/11/2020 - 04/11/2021: \$520,000

STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

Comparable Properties



1015 Ligar St BALLARAT NORTH 3350 (VG)

Agent Comments

3 - -

Price: \$712,000
Method: Sale
Date: 19/07/2021
Property Type: House (Res)
Land Size: 572 sqm approx



704a Neill St SOLDIERS HILL 3350 (REI/VG)

Agent Comments

3 2 1

Price: \$702,500
Method: Private Sale
Date: 24/07/2021
Property Type: House (Res)
Land Size: 525 sqm approx



323 Neill St SOLDIERS HILL 3350 (REI)

Agent Comments

3 1 1

Price: \$675,000
Method: Private Sale
Date: 19/09/2021
Property Type: House (Res)
Land Size: 268 sqm approx

Account - Titheridge Real Estate | P: 03 5332 2137 | F: 53 331 507